

# Sydenham Road North, Cheltenham, Gloucestershire, GL52 6ED

Perry Bishop



Stunning duplex apartment with no onward chain | Character features | Stylish presentation  
High specification fittings | Two allocated parking spaces | EPC D

Chippenham Cirencester Cheltenham Fairford Faringdon  
Leckhampton London Nailsworth Stroud Swindon Tetbury

# Sydenham Road North,

## Cheltenham, Gloucestershire, GL52 6ED



2 Bedrooms



2 Bathrooms



1 Reception

This stylish and individual duplex apartment, with no onward chain, is located in Fairview, just a short walk from Cheltenham's boutique shops, bars and restaurants. The property itself has substantial local heritage having been built as the main residence of Reverend Armitage, a wealthy business owner in 1866. Much of the land surrounding the property was once private orchards and formal gardens.

The apartment has been lavishly improved, with the help of an interior designer, and retains many of its period features, enjoying original coving, picture rails and two large sash windows with shutters, bathing light across an impressive sitting room to a fireplace. The Walnut wood flooring has been wired for A/V surround sound using Audiophile cables for optimum sound quality and the stunning kitchen/breakfast room fitted by Vale Kitchens includes a ceiling speaker system wired ready for a SONOS multiroom system making this apartment perfect for the most discerning of music lovers. The top floor rooms have Lutron lighting systems with customisable dimming settings.

The aforementioned kitchen/breakfast room has Corian work surfaces, an array of high spec appliances from NEFF, Siemens and Miele, complemented by Limestone tiled flooring. In addition, the front door opens into an entrance Lobby with coats cupboard, Limestone flooring and a cloakroom with designer finish.

An ornate spiral staircase leads from the sitting room down to the lower level where there are two large double bedrooms, both of which are serviced by en-suite facilities, whilst the master suite has French doors leading to a small patio area. The main bathroom has Porcelanosa tiles, a Lusso Stone bath and underfloor heating.

The apartment has the advantage of ownership of two allocated off-road parking spaces in view of the apartment and is sold with no onward chain.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

### Directions

Leave the town centre via the Hewlett Road and take the first turning right into Sydenham Road North. Breckenbrough can be found towards the end of the road on the right hand side.

### Services & Tenure

The Tenure is Leasehold with Share of Freehold

Lease length 999 years from 24.12.1992

Ground Rent - N/A

Service charge £1,178.92 per annum (payable quarterly)

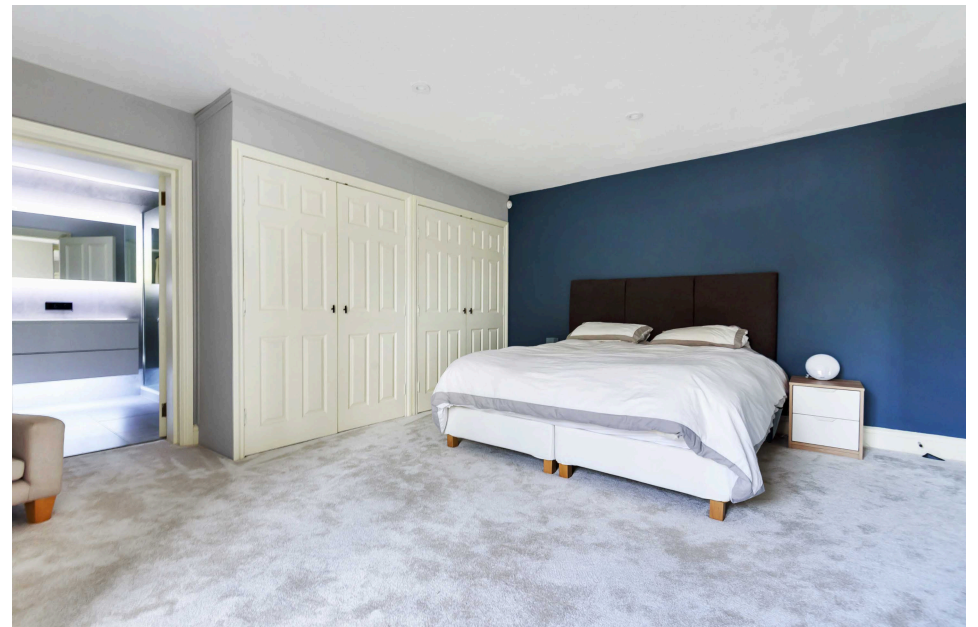
Council tax band D

### Local Authority

Cheltenham Borough Council

Ref: CHEL/GW/KW/05012022



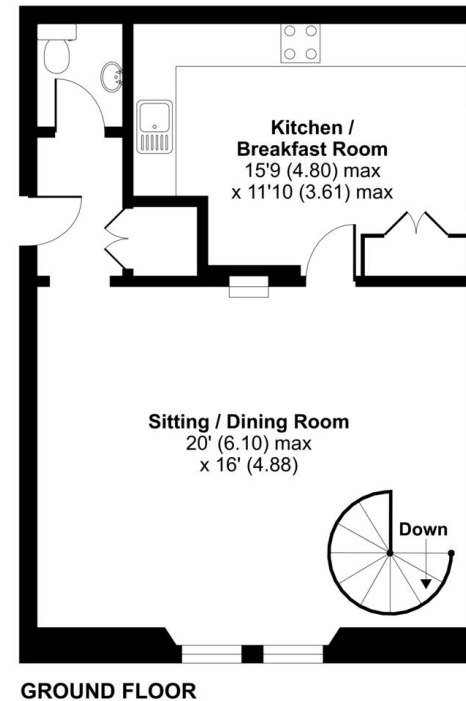
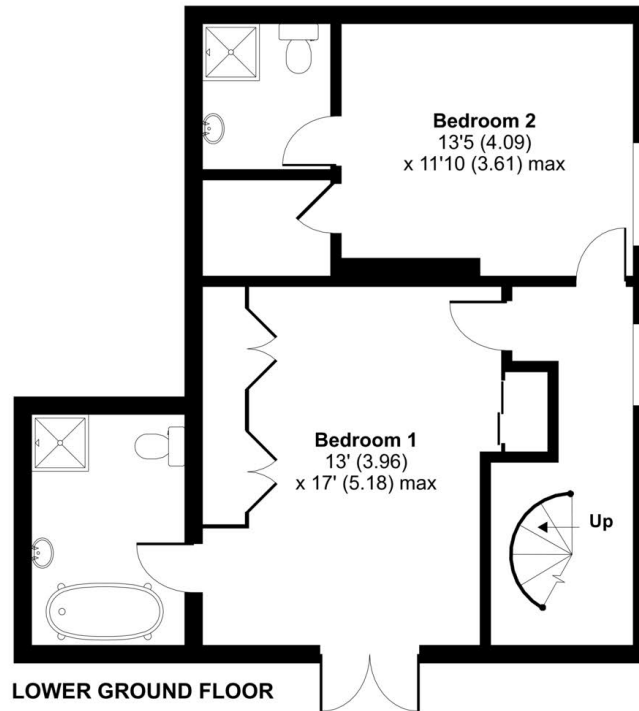




## Sydenham Road North, Cheltenham, GL52

Approximate Area = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Perry Bishop & Chambers. REF: 797096



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We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.